

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 21, 2008



Conditional Use Permit CU08-07: Motorcycles Plus

CASE DESCRIPTION: a request for approval of a Conditional Use Permit to allow a motorcycle sales and service use on property in a South College – Business District (SC-B)

LOCATION: 3710 Old College Road

LEGAL DESCRIPTION: Triangle Subdivision, Lots 1-3

EXISTING LAND USE: vacant retail/office/warehouse building

APPLICANT(S): John W. Whiting

STAFF CONTACT: Randy Haynes, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this Conditional Use Permit

LOCATION MAP:



BACKGROUND:

The applicant proposes to renovate the subject site for use as a retail motorcycle sales and service facility. The product offerings at the new retail store will include sales and service of scooters. These small, fuel efficient vehicles (110 mpg) will be an alternative transportation choice. The applicant has identified this location less than a mile from campus, as suitable to serve the needs of his existing and future customers. The business, Motorcycles Plus, has been in business in southern College Station for several years.

ANALYSIS:

Approval of a Conditional Use Permit by the Planning and Zoning Commission shall be based upon the following criteria.

1. Whether the proposed conditional use conforms to applicable regulations and standards established by the Zoning Ordinance.

Motorcycle sales and service is permitted with conditional use permit approval from the Planning and Zoning Commission in the South College – Business zoning district (SC-B). The Site Development Review Committee has reviewed the applicant's site plan and finds that upon completion of the proposed site improvements, the proposed conditional use will conform to all applicable development regulations and standards.

2. Whether the proposed conditional use is compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

Staff believes that retail sales of motorcycles and scooters, as proposed, are a compatible use at this particular location in the SC-B district. The subject site is surrounded by property zoned SC-B. Abutting sites are currently in retail use.

3. Whether and the extent to which the proposed conditional use potentially creates greater unfavorable effect or impacts on other existing or permitted uses on abutting sites than those which reasonably may result from the use of the site by a permitted use.

Staff finds that retail sales of motorcycles and scooters, as proposed, are a compatible use at this particular location and will have no greater impact than any permitted use in the SC-B zoning district might have.

4. Whether and the extent to which the proposed conditional use affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Staff contends that this area is suitable for retail establishments, as it is located near the intersection of major streets (South College and Old College) and surrounded by properties that are occupied by retail use. The proposed site plan proposes to mitigate potential vehicular and pedestrian conflict by improving the onsite parking available at this location.

5. Whether and the extent to which the proposed conditional use would reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

Any new development on this property will be required to meet City regulations concerning erosion, flood, fire and other hazards and impacts. Staff was unable to identify any adverse impacts that may result from the proposed use at this location.

6. Whether and the extent to which the proposed conditional use adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

Staff was unable to identify any adverse impacts on traffic control or adjacent properties that may result from the proposed use at this location.

7. Whether and the extent to which the proposed conditional use provides adequate and convenient off-street parking and loading facilities.

Adequate and convenient off-street parking is proposed to be provided on the premises, as shown on the site plan accompanying this report.

8. Whether the proposed conditional use conforms to the objectives and the purpose of the zoning district in which the development is proposed.

Staff believes that upon completion of the proposed site improvements, the proposed use will conform to the objectives and the purpose of the SC-B zoning district.

9. Whether the proposed conditional use will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Staff believes that the proposed motorcycle sales and service development will have few (if any) ill effects on properties or improvements in the vicinity.

10. Whether the premises or structures are suitable for the proposed conditional use.

Staff finds that the site and structures are suitable for the proposed motorcycle sales and service use.

RECOMMENDATION:

Staff recommends **approving** this Conditional Use Permit.